

A P P R O V E D

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at Town Hall located at 4401 State Route 31, Clay, New York on the 23rd of October 2013. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

PRESENT:	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers
	Linda Simmons	Planning Board Secretary

ABSENT:

A motion was made by Russ Mitchell seconded by James Palumbo to approve the minutes of the previous meeting.

Motion Passed 7-0

Public Hearings:

****7:30 P.M. - Case #2013-032 – *Fastrac Markets* (3) – Amended Site Plan – 8467 Oswego Road**

Chairman Hess opened the public hearing. Matt Napierala of Napierala Consultation was present on behalf of the applicant. Mr. Napeierala stated that basically what they are proposing is a façade enhancement proposal. They are looking at current trends in business with concentration on prepared foods verses a grocery store. There will be a brick enhancement to the front exterior with awnings and outdoor seating. They will modify parking with possible outdoor seating. A possible drive thru around the back of the building is being proposed and needs a special permit.

The board asked for height of proposed awnings. The parking area will be upgraded to meet current codes. All delivery is through the front doors. The board asked that only legal signage be used. They asked for clean up of current signs. Handicap accessibility needs to have zero slope from parking lot. Their signage will be maximum of 550 square feet total. Proposed signage will be marquee and wall sign. The outside table seating will be limited to 4-6 tables

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allowing 48 square feet per table. The board asked for workup for parking. The storm water issue must be addressed with the county, Under the Oak Orchard treatment facility.

Issues that need to be addressed:

1. Parking will be reviewed
2. flag signs on pumps will be eliminated
3. Parking near awnings may need to be shortened,
4. Drive thru needs a special permit.

A motion was made by Hal Henty, seconded by Karen Guinup to adjourn the public hearing to December 11, 2013.

Motion Passed 7-0.

Old Business: Adjourned Hearings:

****Case #2013-011 Gary Greer, Lands of Francis Greer (3)- Preliminary Plat, 4787 Grange Rd. (Adjourned from 6 previous meetings)**

A motion was made Karen Guinup, seconded by Russ Mitchell to adjourn the public hearing to December 11, 2013.

The Board asked the Commissioner to send a letter to the applicant and notifying them that if we did not hear from them by December 11, 2013 the application will be denied without prejudice.

Motion Passed 7-0

****Case #2013-026 – Rite Aid Warehouse (Loading Docks) (3)- Site Plan, 7245 Henry Clay Blvd. (Adjourned from 3 previous meetings)**

Chairman Hess stated that the applicant has requested an adjournment.

A motion was made by Allen Kovac seconded by James Palumbo to adjourn to December 11, 2013.

Motion Passed 7-0

****2012-029 Wildflower/Dixon Farm – Preliminary Plat – 8946 Henry Clay Boulevard (adjourned from 9 previous meetings)**

The Chairman announced that the applicant has requested an adjournment.

A motion was made by Karen Guinup, seconded by Russ Mitchell to adjourn the Public Hearing to January 8, 2014.

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Motion Passed 7-0

****2012-049 - *King of Kings* – Site Plan – 8278 Oswego Road (Adjourned from 5 previous meetings)**

The Chairman announced that the applicant has requested an adjournment.

A motion was made by Hal Henty, seconded by Allen Kovac to adjourn the Public Hearing to February 26 2014.

Motion Passed 7-0

Old Business: Hearings Closed

****Case #2013-034 – *Willow Stream Apartments North – Updates (3) – Amended Site Plan – 3774 New York State Route 31 (Adjourned from 1 previous meeting)***

Chairman Hess opened the public hearing. Ms. Amy Franco was present on behalf of the applicant. Ms. Franco stated that a six foot vinyl fence has been proposed with rows of decorative grass planted in front with growth up to five feet. There will be paving of the driveway. All access will be from Willow Stream North except in case of emergency only and there will be no dumpster allowed on the road.

A motion was made by Karen Guinup, seconded by Allen Kovac to adopt a resolution using standard form # 10, SEQR determination for Case # 2013-034 *Willow Stream Apartments North – Updates*, Amended Site Plan Approval, located at 3774 NYS Route 31 be declared an unlisted action and a negative declaration as it appears to have no environmental impact which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government. This project will contribute to growth and community character, and poses no excessive impact on traffic.

Motion Passed 7-0

A motion was made by Karen Guinup, seconded by Allen Kovac, using form # 20, granting Amended Site Plan Approval to the *Willow Stream Apartments North – Updates*, on property located in the R-APT zoning district, located at 3774 NYS Route 31, for Case # 2013-0341, based on a map by CHA, being file # 18147, dated September 18, 2013 last revised October 10, 2013 subject to all engineering and legal requirements.

Motion Passed 7-0

****Case #2013-035 – *Lands of Martin (3) – Preliminary Plat – end of Millbrook Road***

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Chairman David Hess opened the hearing. Tim Coyer of Ianuzzi and Romans presented. This is a parcel of 3.3 acres on Millbrook Rd., to the north of Buckley Road. Septic has been approved. Mark Territo Commissioner of Planning has letter. Mr. Grosso has agreed to not allow Lot 1 of the Maple Park subdivision to connect until the sanitary sewer issues have been resolved. Snow removal will be in snow drop zone. Request needs to come from property owner. Ron DeTota is aware of this process.

Hearing no further comments, the hearing was closed.

It is made aware that the contractors will be working under their own risk for the next two weeks.

A motion was made by James Palumbo, seconded by Russ Mitchell to adopt a resolution using standard form # 10, SEQR determination for Case # 2013-035 *Lands of Martin*, Preliminary Plat Approval, located at the end of Millbrook Rd., be declared an unlisted action and a negative declaration as it appears to have no environmental impact which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government. This project will contribute to growth and community character, and poses no excessive impact on traffic, environment and neighborhood.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Allen Kovac to move to Final Plat approval.

Motion Passed 7-0

A motion was made by James Palumbo seconded by Allen Kovac, using form #40, granting Final Plat Approval to *Lands of Martin*, for property located in the R-10 zoning district, located at the end of Millbrook Rd., Case # 2013-035 based on a map by Ianuzzi and Romans, being file # 1513.110 dated October 23, 2013. Approval is subject to all engineering and legal requirements.

Upon completion of easement and snow drop area this will be approved again in two weeks. Reference to email of October 7, 2013 to Mark Territo Commissioner of Planning, signed by Nicholas Capozza Sewer Maintenance Engineer.

Motion Passed 7-0

A motion made by Karen Guinup and seconded by Allen Kovac, in as much as the proposed Final Plat is identical to the Preliminary Plat, I move that we waive the necessity for a Public Hearing and proceed directly to conclude the Plat Approval.

Motion Passed 7-0

Regular Meeting
Planning Board
October 23, 2013

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SIGNS

None

Work Session:

None

A motion was made by Hal Henty, seconded by Allen Kovac to adjourn the meeting at 8:35 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons